

LOT 119 REGISTERED PLAN M-27 CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2024

Scale 1: 100 0 2.5 5 7.5 10 metres

Metric Note Distances and/or coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distance Note Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99995.

Bearing Note Bearings hereon are grid bearings derived from the Can-Net Real Time Network and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

For bearing comparisons, a rotation of 9°37'15" counter-clockwise was applied to bearings on P1.

For bearing comparisons, a rotation of 9°40'35" counter-clockwise was applied to bearings on P2.

Elevation Notes 1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928-1978. (Monument No. 198434761) 2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

Utility Notes 1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation. 2. Only visible surface utilities were located. 3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc. 4. Not all overhead wires/transformers adjacent to the property have been located, the nearest overhead wire locations are shown on the plan.

- Notes & Legend Denotes Survey Monument Planted, Survey Monument Found, Standard Iron Bar, Short Standard Iron Bar, Iron Bar, Round Iron Bar, Iron Pipe, Witness, Measured, Registered Plan M-27, Plan by (AOG) dated June 29, 2006 (Job No. 7438-06 N F), Plan by (647) dated April 18, 1985, Maintenance Hole (Storm), Maintenance Hole (Sanitary), Underground Storm Sewer, Underground Sanitary Sewer, Overhead Wires, Utility Pole, Catch Basin, Gas Meter, Air Conditioner, Diameter, Chain Link Fence, Board Fence, Concrete Retaining Wall, Top of Grate, Underside of Eave, Top of Foundation, Centreline, Location of Elevations, Top of Concrete Curb/Retaining Wall Elevation, Property Line, Deciduous Tree, Coniferous Tree.

Site Area=374.2 sq.m.

Table with 3 columns: Overhead Wire Elevations at Location 1, Overhead Wire Elevations at Location 2, Overhead Wire Elevations at Location 3. Rows include Wire A (65.2, 65.0, 65.0), Wire B (72.5, 72.6, 72.7), Wire C (68.6, 69.2, 69.0).

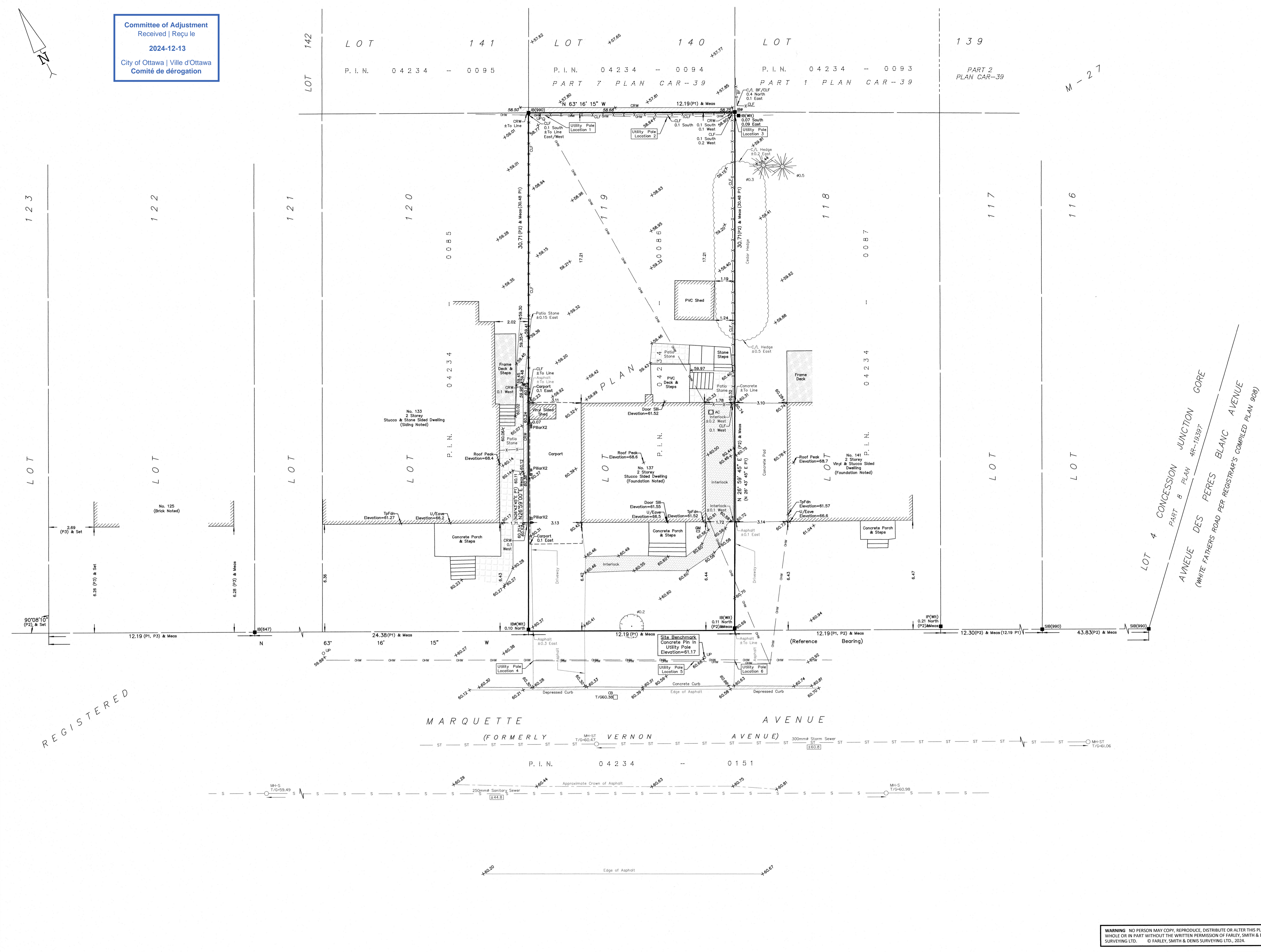
Surveyor's Certificate I certify that: 1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Regulations made under them. 2. The survey was completed on the 7th day of October, 2024. Date: Oct 31/2024. Signature: Emad Alrefaai, Ontario Land Surveyor.

This plan of survey relates to AOLS Plan Submission Form Number V-90842 FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS CANADA LAND SURVEYORS Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6 TEL: (613) 727-8226 E-mail: info@fstdsurveys.ca

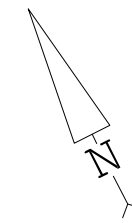
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File No.: 353-24



Committee of Adjustment Received | Reçu le 2024-12-13 City of Ottawa | Ville d'Ottawa Comité de dérogation

REGISTERED



Committee of Adjustment
Received | Reçu le
2024-12-13
City of Ottawa | Ville d'Ottawa
Comité de dérogation

- GENERAL NOTES:**
1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT.
 2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
 3. FOOTINGS DESIGNED FOR 2000 P.S.F. ASSUMED BEARING. BEARING STRATA, GRANULAR MATERIAL AND COMPACTION TO BE INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.
 4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE	REVISIONS
1		

JOB TITLE:
PROPOSED THREE STOREY 8 UNIT LOW RISE 137 MARQUETTE AVE CITY OF OTTAWA

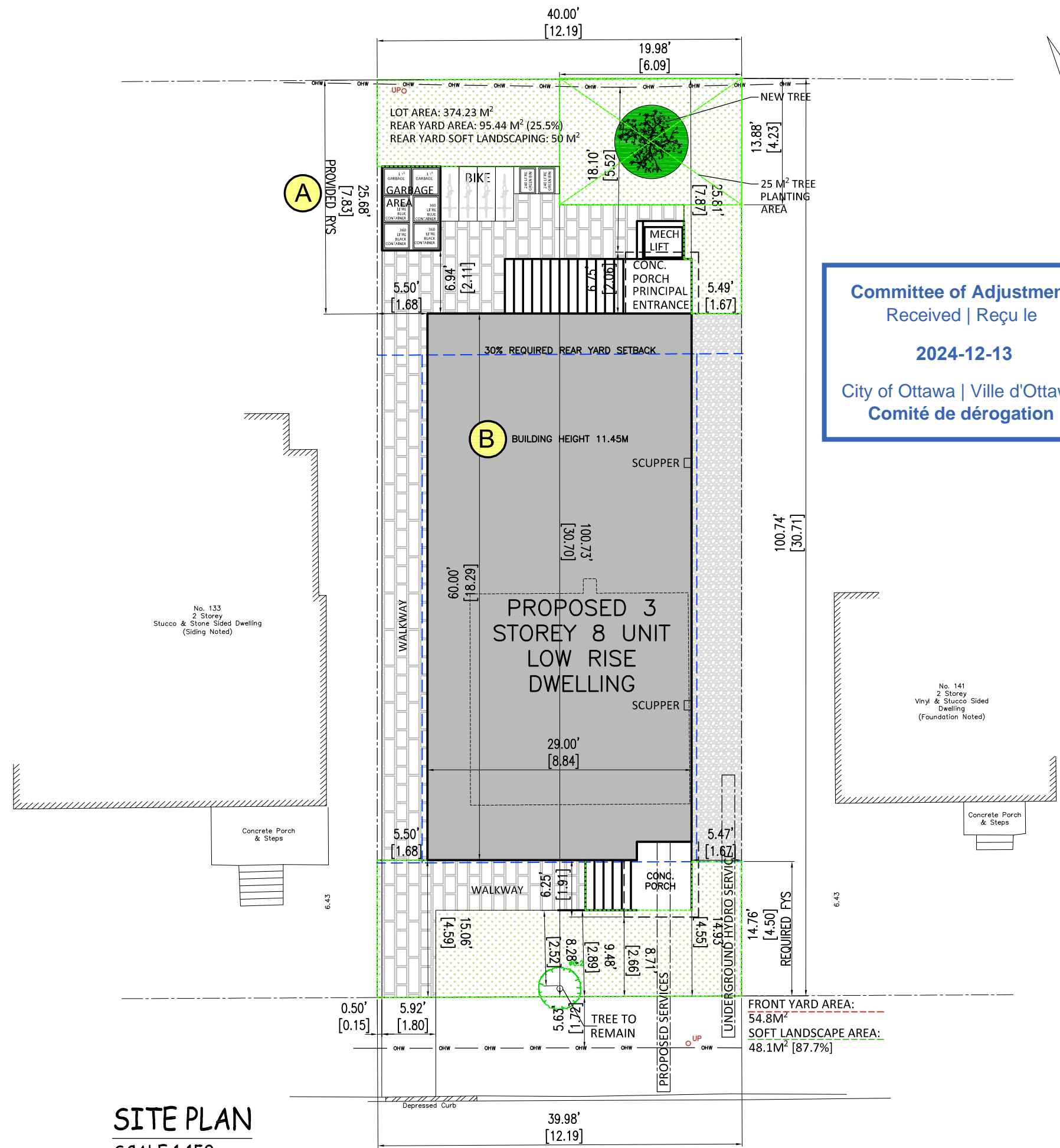
SHEET TITLE:
SITE/LANDSCAPE PLAN

SCALE: AS SHOWN	DWG NO.
DRAWN: C.S.	S1.1
CHECKED:	
DATE: NOV 2024	
PRINT DATE:	

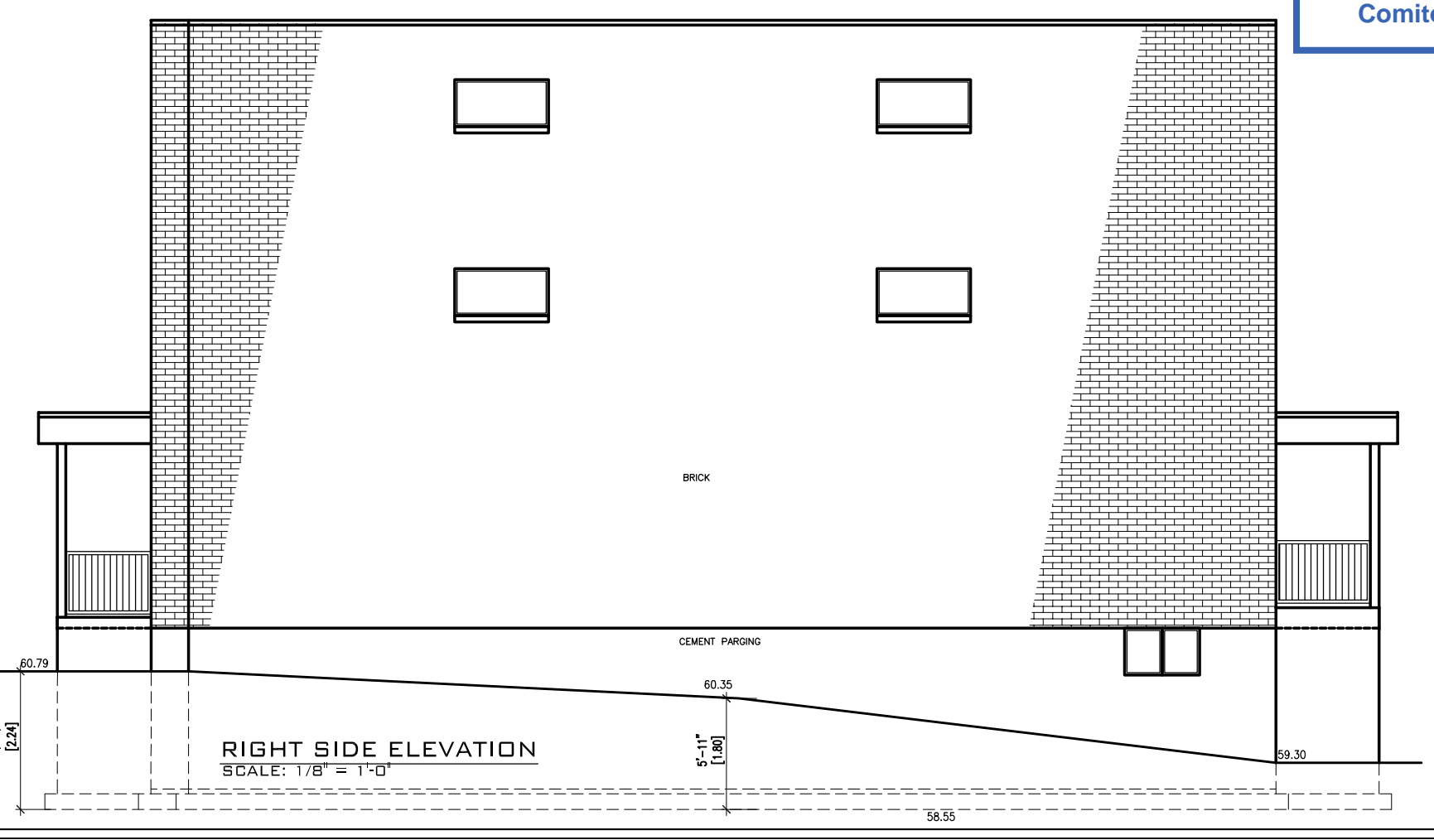
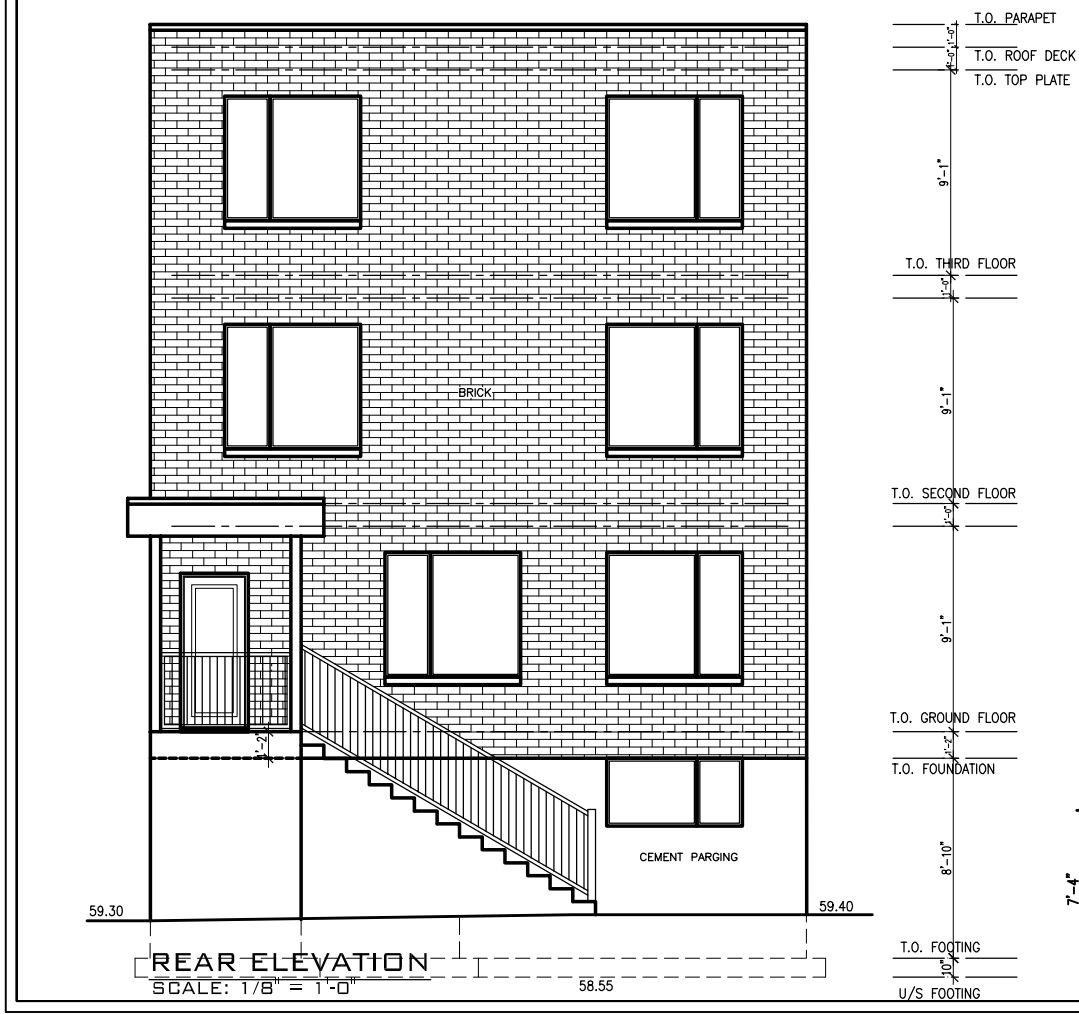
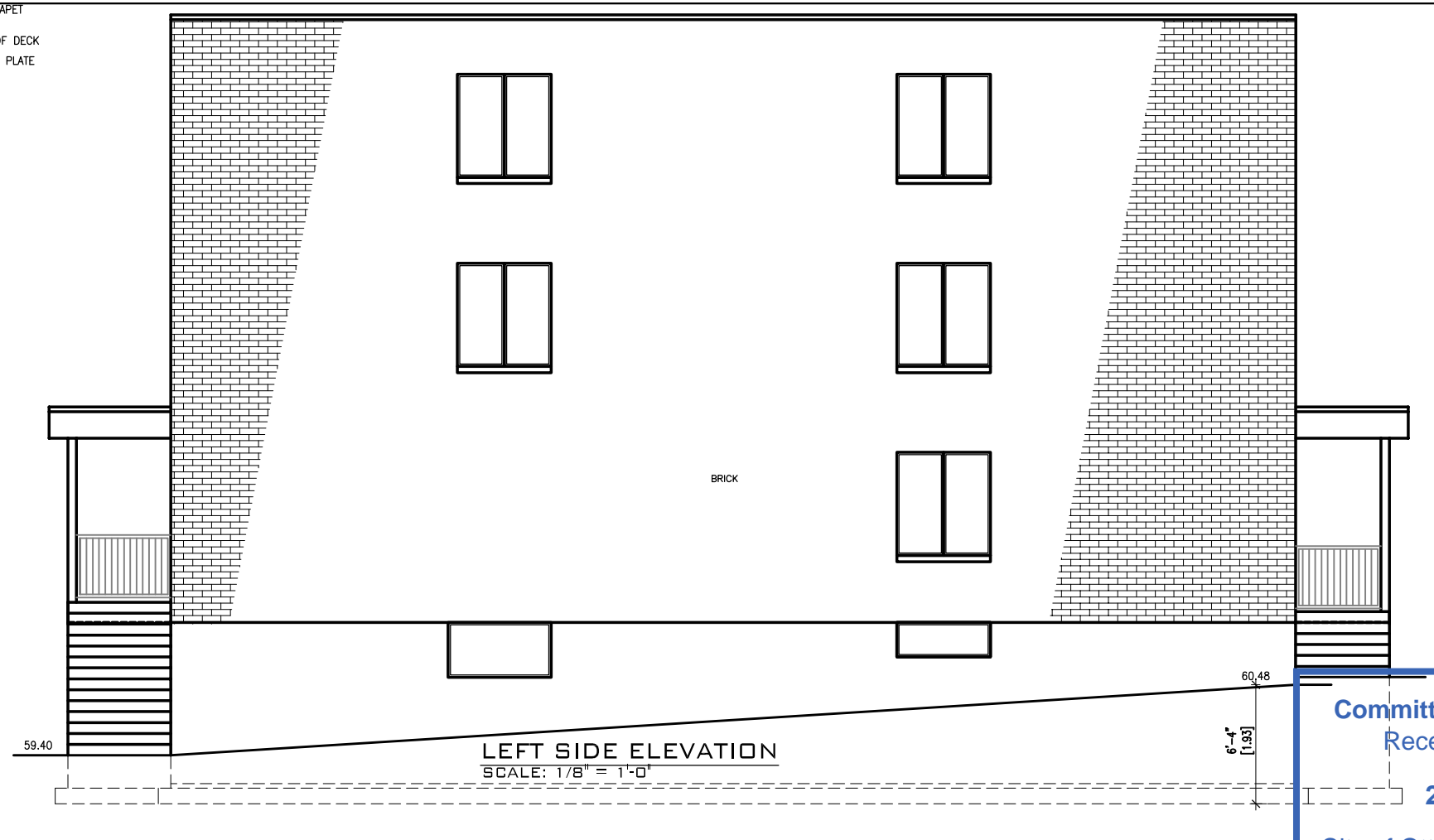
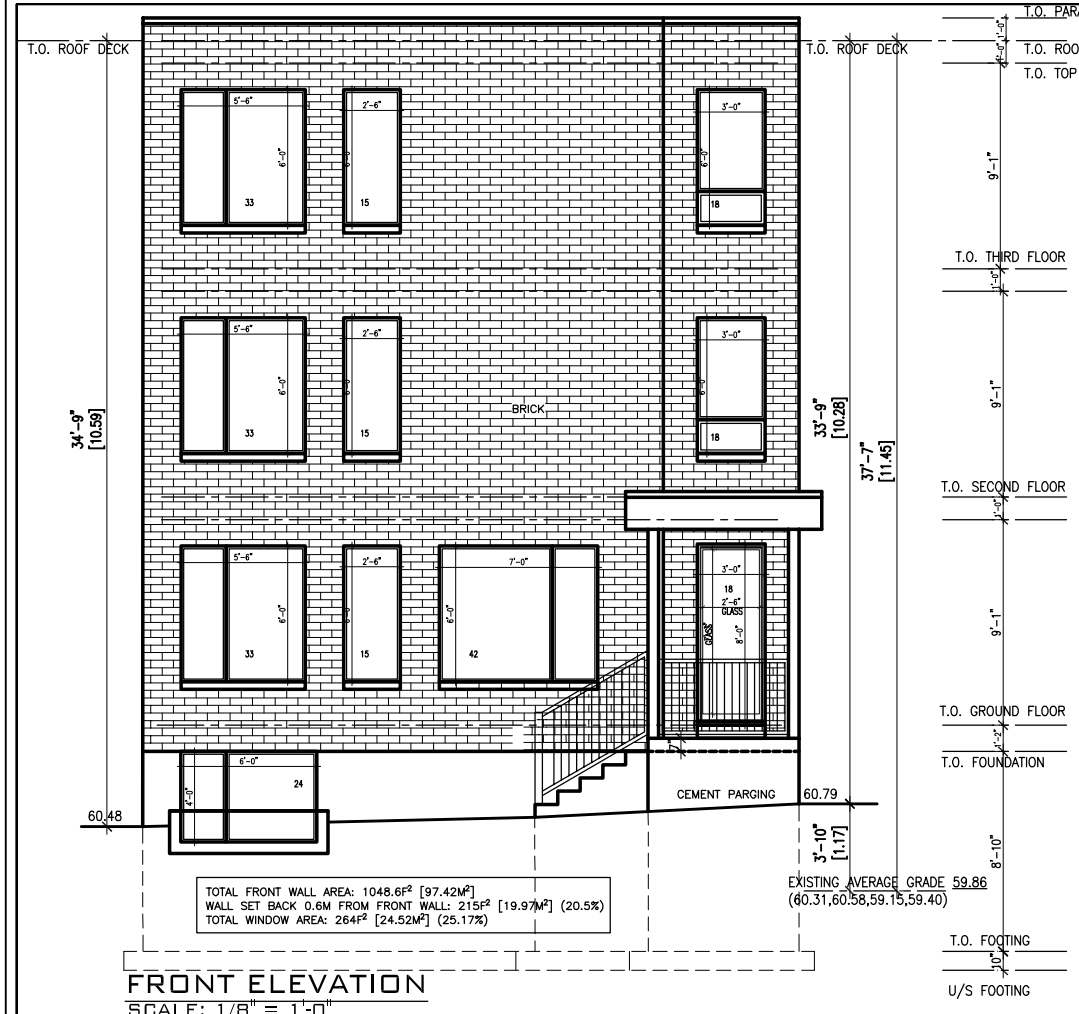
PROJECT INFORMATION		
ADDRESS	137 MARQUETTE AVE OTTAWA, ON. K1L 5J7	
LEGAL DESCRIPTION	LOT 119 REGISTERED PLAN M-27 PIN: 04234-0086 WARD 12, RIDEAU-VANIER	
ZONING	ZONING BYLAW 2008-250 R4UA SECTION 139 - LOW-RISE RESIDENTIAL IN ALL NEIGHBOURHOODS WITHIN THE GREENBELT SECTION 144 - ALTERNATIVE YARD SETBACKS AFFECTING LOW-RISE RESIDENTIAL IN THE R1 TO R4 ZONES WITHIN THE GREENBELT	

DEVELOPMENT STANDARDS		
SITE PROVISIONS	BY-LAW REQUIREMENTS	PROVIDED PARCEL A
MIN. LOT WIDTH	12m	12.19m
LOT DEPTH	-	30.70m
MIN. LOT AREA	360m ²	374.23m ²
MAX. BUILDING HEIGHT	11m	11.45m
MIN. FRONT YARD SETBACK	4.5m	4.55m
MIN. CORNER YARD SETBACK	4.5m	N/A
MIN. REAR YARD SETBACK	30% (9.21m)	25.5% (7.83m)
MIN. REAR YARD AREA	25% (90m ²)	25.5% (95.44m ²)
MIN. INTERIOR YARD SETBACK	1.5m	1.67m
MIN. SOFT LANDSCAPING OF THE FRONT YARD AREA	40%	87.7%
MIN. REAR YARD SOFT LANDSCAPING	50M ²	50M ²
MAXIMUM DRIVEWAY WIDTH	3m	N/A

LEGEND			
PROPOSED BUILDING		SOFT LANDSCAPING AREA	
RIVER WASH		LINE OF REQUIRED SETBACK	
WALKWAY		OVERHEAD WIRES	
SOD		EXISTING TO BE DEMOLISHED	



SITE PLAN
SCALE 1:150



Committee of Adjustment
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NO.	DESCRIPTION & DATE	REVISIONS
1		

JOB TITLE:
PROPOSED TWO 3-STORY
8-UNIT LOW RISE DWELLING
137 MARQUETTE AVE
OTTAWA, ON.

SHEET TITLE:
ELEVATIONS

SCALE: AS SHOWN
DRAWN: C.S.
CHECKED:
DATE:

DWG NO.
A1.1

2024-12-13

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LAND USE MAP

BLUE INDICATES:
TOWNHOUSE &
SEMI-DETACHED
DWELLINGS

ORANGE INDICATES:
APARTMENT
BUILDINGS &
MULTI UNITS

GREEN INDICATES:
SINGLE FAMILY
DWELLINGS



125 MARQUETTE AVENUE AND
121 MARQUETTE AVENUE
[MULTI UNIT]



129 MARQUETTE AVENUE
[MULTI UNIT]



155 MARQUETTE AVENUE
[APARTMENT]



149 MARQUETTE AVENUE
[APARTMENT]



114 MARQUETTE AVENUE
[MULTI UNIT]



115 MARQUETTE AVENUE
[SEMI-DETACHED DWELLING]



137 MARQUETTE AVENUE

APPLICATION FOR MINOR VARIANCE |

MIROCA DESIGN
INCORPORATED SINCE 1989

EXISTING SUBJECT PROPERTY



MD

MIROCA DESIGN
INCORPORATED SINCE 1989

137 MARQUETTE AVENUE
APPLICATION FOR MINOR VARIANCE |

